

Attico


# Deluxe 3 Bedroom House For Sale In Atholl

, , 2196,

PREZZO DI VENDITA

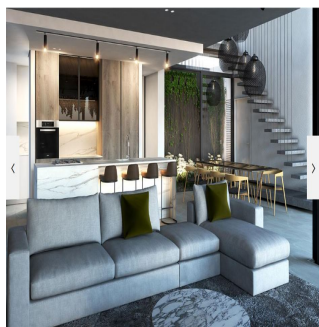
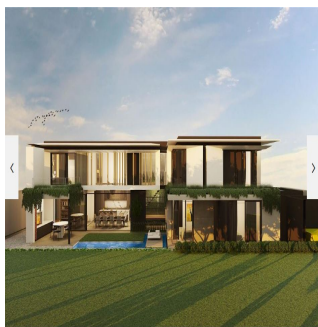
**\$ 346194.00**

- 🏠 282 qm
- 🛏️ 6 camere
- 🛏️ 3 camere da letto 🚿 3 bagni
- 🏠 3 pavimenti
- 📏 3 qm Superficie del terreno
- 🚗 3 posti auto



**Ephraim Zaslansky**  
Firzt Realty  
Johannesburg, South Africa - Ora locale

📞 27 11 731 0300



**THE CLASSIC RANGE OF WAHLBERG**

A once-in-a-lifetime chance in the city, an ideally located, elite, freehold residential cluster development.

There are 4 Type A units available.

Unit/Stand 2 & 3 (for location, see Site Plan)

353 square meter stand

282sqm under roof (click on floorplan for details and layout)

R6 667 p/m Levy Estimate

Rates and taxes are estimated to be R3 761 per month.

First Floor:

Open-plan:

Lounge

Dining

Breakfast nook and kitchen with center island

A covered recreation area with a built-in braai

Toilet for visitors

Pool with a deck

Two-car garage

Off-street parking is available.

The First Floor

three bedrooms

3 en-suite bathrooms

Built-in cabinets

The master bedroom has an open deck.

INTERIOR:

- Miele appliances imported from Germany
- Contemporary stone countertops
- Highlight bathroom tiles
- Meir tapware and Duravit bathroom fixtures imported from Germany
- Bathtubs that stand alone- Custom kitchen and bedroom cabinetry
- High-quality soft-close runners and hinges are used throughout.
- Doors 2.4m height with imported handles
- Recessed mood lighting in bulkhead ceilings
- Access to fiber optics

Furthermore, a plethora of available additions allow for comprehensive modification of your home, tailored to your requirements. Download optional products and extras for pricing and availability.

EXTERIOR

- CCTV perimeter security camera system
- Perimeter walls 3.2m high with electric fencing
- Security gates with access control
- A safe guardhouse
- A security-controlled road enclosure, featuring a security boom, guardhouse, and round-the-clock security vehicle patrols, is part of the South @ 6th Residents Association.
- Plenty of internal parking
- Private park of 300m<sup>2</sup> for exclusive residential usage

The Wahlberg offers modern city living at its finest, with a focus on space, privacy, and contemporary styling, all within a double access-controlled road perimeter for top-of-the-line protection and total peace of mind. The Wahlberg consists of 23 excellent freestanding homes with huge 3, 4, and 5-bedroom layouts, all close to Melrose Arch and the M1 freeway. A valued location, unrivaled architectural design, and stringent, cutting-edge security.

The landscaping compliments the architectural design of the Wahlberg, producing a unified look that extends to the wide verges and pavements. Residents may walk and bike along lush gardens and pathways beside the roads, while modest internal barriers and screens create a welcome sense of privacy at each street entrance. A huge 300m<sup>2</sup> central garden area with professionally maintained grounds adds to its tranquil, park-like setting, providing The Wahlbergs' families with much-needed space to play, relax, and unwind in a perfectly secured and scenic surroundings. Graceful, sumptuous, and functional - everything you've ever wanted in a dream home.

Disponibile Presso: 29.11.2023

Piano: 4   Pavimenti: 4   Anno Di Costruzione: 2017  
Posti Auto: 4

Anno Di Costruzione: 2017

Tipo: Ufficio



### Amenita

ID	ID Immobili	Area Ricezione
----	-------------	----------------

### Servizi All'aperto

Sicurezza 24 ore su 24	Garage	Piscina
------------------------	--------	---------